



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
December 19, 2018 8AM

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1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES FROM SEPTEMBER 26, 2018
4. PUBLIC REMARKS
5. NEW BUSINESS
  - A. Okemos Village grant/loan request
6. OLD BUSINESS
  - A. Elevation at Okemos Pointe brownfield transfer update
7. PUBLIC REMARKS
8. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact:  
Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES

**DRAFT**

September 26, 2018  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 8:00 A.M.

PRESENT: Chairperson John Scott-Craig, Jade Sims, Jeff Theuer, Ned Jackson, Township Manager Frank Walsh, Joyce Van Coevering (via telephone), John Matuszak  
ABSENT: None  
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Principal Planner Peter Menser  
OTHER: Dave Van Haaren from Triterra, Dawn Van Hulst from Triterra, Michigan Department of Environmental Quality staff Janet Michaluk

1. **Call meeting to order**  
Vice-Chair Scott-Craig called the regular meeting to order at 8:01 a.m.
2. **Approval of Agenda**  
Director Matuszak moved to approve the agenda as written.  
Supported by Director Jackson.  
VOICE VOTE: Motion carried unanimously.
3. **Approval of Minutes**  
Director Sims moved to approve the meeting minutes of December 13, 2017 as written.  
Supported by Director Walsh.  
VOICE VOTE: Motion carried unanimously.
4. **Public Remarks** – None
5. **New Business**
  - A. Policies and Procedures

Principal Planner Menser outlined the policies and procedures memo and policy document included in the BRA Board meeting packet. Township brownfield consultant Dave Van Haaren from Triterra provided a section by section review of the proposed policies and procedures document, noting the changes made since the last draft and explaining in detail each provision. BRA Board discussion included the following:

- BRA Board interest in obtaining a list of eligible properties in the Township. Staff noted a future effort will be made to put a list together but noted that a comprehensive list might not be possible.
- Definition of blighted and functionally obsolete properties and how that determination is made by a community assessor.
- Eligibility for reimbursement for consulting and engineering costs as part of a development project.
- Role of the Township Board in approval of the policies and procedures document. Staff noted the Township Board does not have to approve the policy unless such approval was determined to be necessary in the bylaws established by the BRA Board.

- Necessity of inclusion of Master Plan and zoning standards in review of review criteria for funding of projects/properties. The BRA Board determined to keep the standard requiring general adherence to the Master Plan and zoning ordinance as review criteria in the policies and procedures document.
- Preference of BRA Board in allowing an applicant to request interest on funds spent on eligible clean-up activities. Collection of interest will be determined on a case-by-case basis.
- Decision on whether or not the application fee should be refundable if a project is not selected for submittal for brownfield. The BRA Board determined the application would be non-refundable.

Director Van Coevering moved to approve the policies and procedures document as proposed.

Supported by Director Theuer.

VOICE VOTE: Motion carried unanimously.

B. Elevation project

Principal Planner Menser provided a brief overview of the effort to transfer the current brownfield for the Elevation mixed use project located on Jolly Oak Road from the Ingham County BRA to the Meridian BRA. Discussions are underway between the property owner, staff, and County officials to identify the process and move forward with the request to the County BRA. Staff will update the BRA Board as progress is made.

C. Upcoming potential projects

Principal Planner Menser outlined potential upcoming projects, which may include the Elevation brownfield transfer, Okemos Village brownfield project, and a potential brownfield for a new car dealership on Grand River Avenue. Details on each may be forthcoming at a future meeting.

7. **Old Business** – None

8. **Public Remarks** – None

9. **Adjournment**

Director Sims moved to adjourn the meeting at 9:26 a.m.

Supported by Director Jackson.

VOICE VOTE: Motion carried unanimously.

Respectfully Submitted,

Peter Menser  
Principal Planner



**To: Brownfield Redevelopment Authority**

**From: Peter Menser, Principal Planner**

**Date: December 14, 2018**

**Re: Okemos Village grant/loan request**

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At the meeting December 19, 2018 the Meridian Township BRA will be considering a grant and loan request related to environmental cleanup activities for the planned Okemos Village redevelopment project. The applicant will be in attendance at the meeting to explain the request in detail. The Township's brownfield consultant will also be in attendance to provide guidance on the request for the BRA Board.

- **Motion to adopt the attached resolution of support for the grant and loan request from Village of Okemos, LLC.**

#### **Attachments**

1. Resolution of support for grant/loan request.
2. Supplemental project information

G:\Community Planning & Development\Planning\BROWNFIELDS\Okemos Village\Grant loan request 12-12-18\Okemos Village grant loan request.bra1.docx

**RESOLUTION OF SUPPORT**

At a regular meeting of the Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 19th day of December, 2018, at 8:00 a.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Meridian Township Brownfield Redevelopment Authority (MTBRA) supports the Village of Okemos, LLC (Developer) proposed brownfield redevelopment project (Village of Okemos Phase 1 Project) located at (2153 Hamilton Road, Okemos, MI 48864 comprised of multiple addresses as described in Exhibit A-Phase 1) in Meridian Township, Michigan, and;

WHEREAS, Phase 1 of the proposed project is a mixed-use redevelopment on two blocks with multiple buildings and integrated parking that will begin the re-creation of the Village of Okemos with retail, restaurants, commercial, office and residential uses. The proposed project is estimating approximately \$117,000,000 in investment that will create over a 100 estimated jobs dependent on tenant base; and

WHEREAS, the MTBRA desires to assist the Developer to alleviate the costs of Due Care Activities and other eligible site costs by applying to the Michigan Department of Environmental Quality (MDEQ) for Grant(s) and Loan(s) in the total amount up to \$6,683,780. Based upon currently available MDEQ funding, the application is currently requesting up to \$1,000,000 grant(s) and up to \$1,000,000 loan(s) and may be amended by the MDEQ to increase funding if additional MDEQ funds become available; and

WHEREAS, the MTBRA will provide a complete Brownfield Redevelopment Loan/Grant application to the MDEQ for consideration; and

WHEREAS, if the MTBRA is awarded a grant and/or loan from the MDEQ, the MTBRA will enter into agreements with the MDEQ and the Developer specifying the terms and conditions under which the grant(s) and or loan(s) will be used to assist the Developer with the Project.

NOW THEREFORE, BE IT RESOLVED THE BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN hereby declares the following:

1. The Meridian Township Brownfield Redevelopment Authority (MTBRA) supports the application submitted for a Brownfield Redevelopment Grant(s) and Loan(s) to the Michigan Department of Environmental Quality (MDEQ), to assist with the brownfield redevelopment project (Village of Okemos Phase 1 Project) located at 2153 Hamilton Road, Okemos, MI 48864 which is comprised of multiple addresses as described in Exhibit A-Phase 1.

**Resolution of Support  
 Village of Okemos, LLC Grant/Loan Request  
 Page 2**

2. The Meridian Township Brownfield Redevelopment Authority accepts the Loan(s) and is committed to repay the actual expenditures of the Brownfield Redevelopment Loan, per a loan agreement, if approved by the MDEQ, up to \$1,000,000 (estimated), to be issued to and managed by the MTBRA. Acceptance of the Loan(s) is conditional upon the approval of a Brownfield Plan for the project by both the MTBRA and the Township Board of the Charter Township of Meridian.
  
3. The MTBRA also directs its authorized representative(s) to negotiate and enter on the behalf of the MTBRA any related grant(s) and/or loan(s) agreements to assist the Developer with the Village of Okemos Phase 1 Project.
  
4. The MTBRA agrees that if any section, clause, or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.
  
5. The MTBRA declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

ADOPTED:      YEAS:                                \_\_\_\_\_  
    \_\_\_\_\_

NAYS:    \_\_\_\_\_

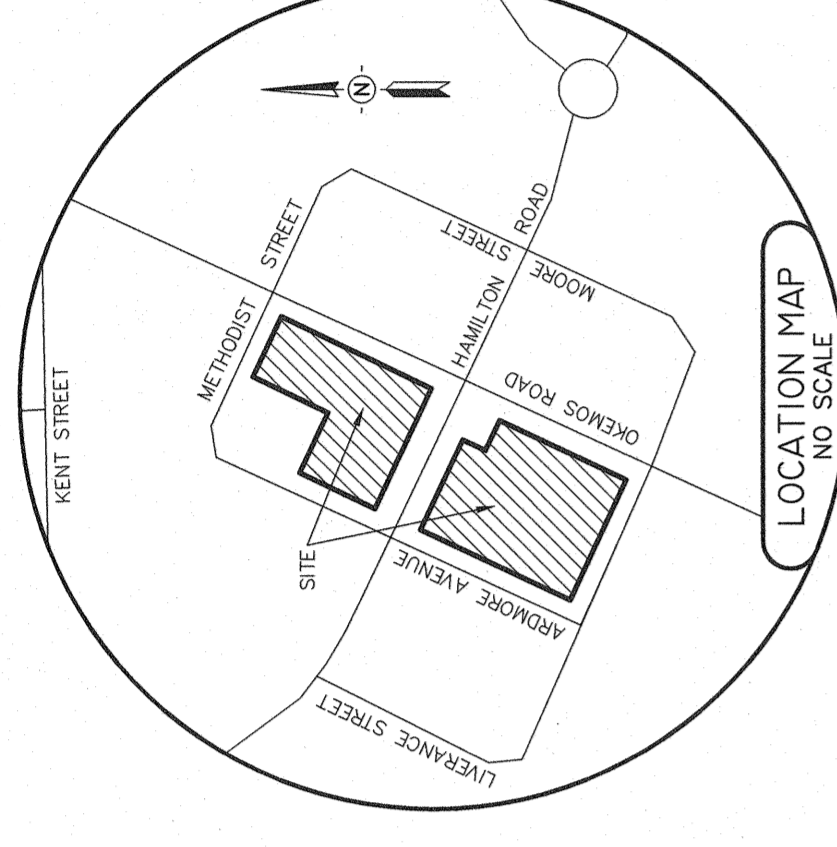
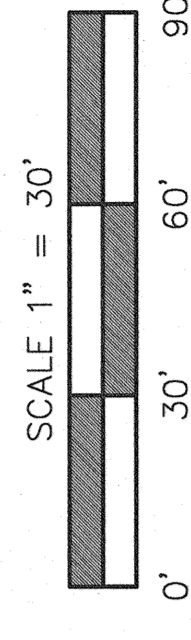
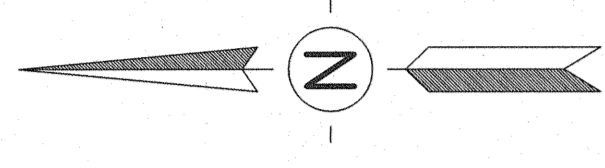
STATE OF MICHIGAN    )  
    ) ss  
 COUNTY OF INGHAM    )

I, the undersigned, the duly qualified and acting Chairperson of the Brownfield Redevelopment Authority of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Brownfield Redevelopment Authority on the 19th day of December, 2018.

\_\_\_\_\_  
 John Scott-Craig  
 Brownfield Redevelopment Authority Chairperson

**EXHIBIT A - PHASE 1**  
**Eligible Property Maps - Village of Okemos**  
**Blocks E and C Parcels**  
**ALTA/NSPS Land Title Survey**

# ALTA/NSPS LAND TITLE SURVEY "OKEMOS VILLAGE"



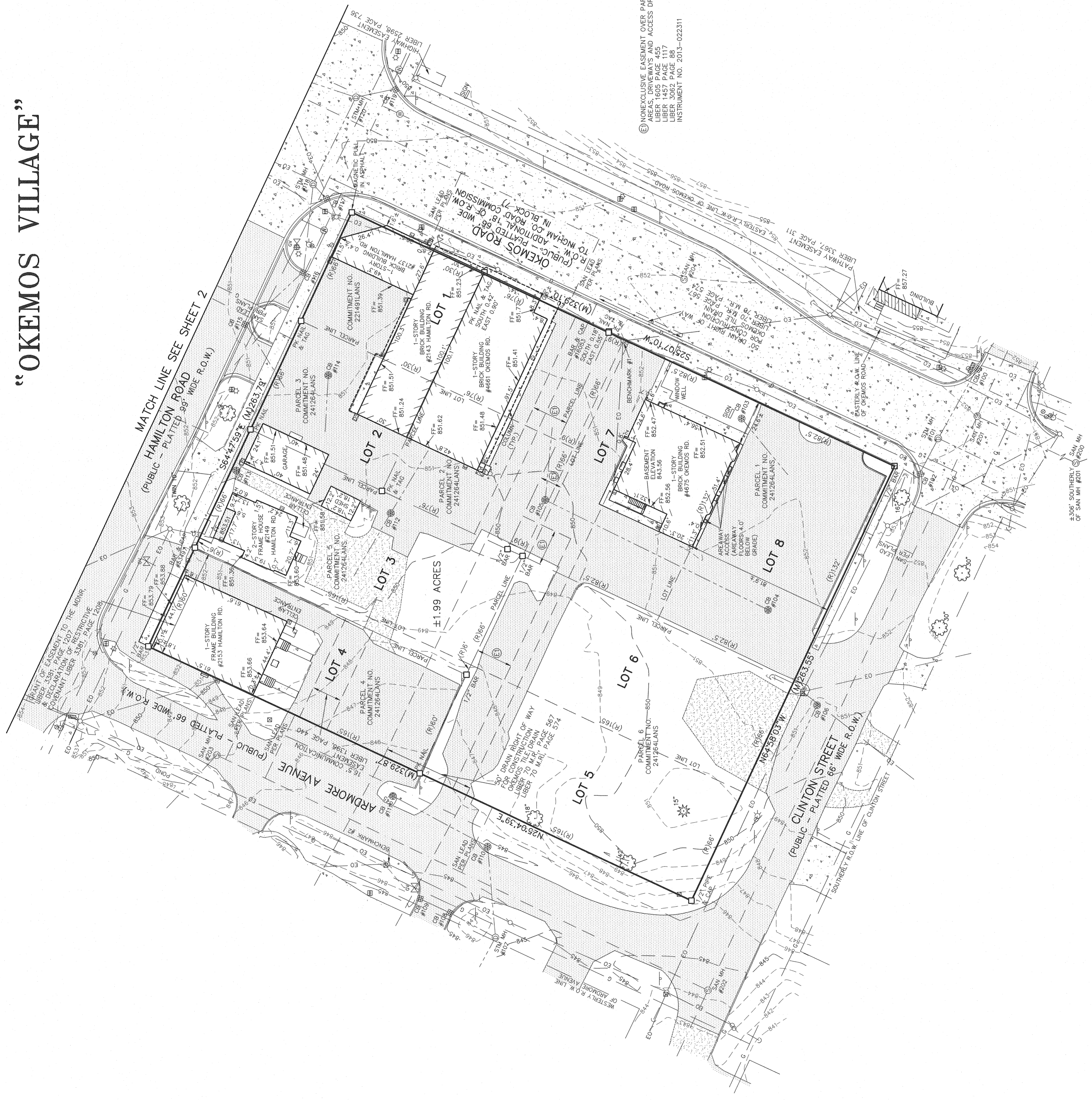
### BENCHMARKS

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)  
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,  
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)  
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE  
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)  
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST  
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

NONEXCLUSIVE EASEMENT OVER PARKING  
AREAS, DRIVEWAYS AND ACCESS DRIVES  
LIBER 1605 PAGE 455  
LIBER 1606 PAGE 457  
LIBER 3052 PAGE 88  
INSTRUMENT NO. 2013-022311

### LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- DEED LINE
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- DECK
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CATCH-BASIN
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TRAFFIC SIGNAL
- GUY WIRE
- UTILITY PEDESTAL
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- SIGN
- POST
- AIR CONDITIONING UNIT



ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR  
NO. 53497

REVISIONS	COMMENTS
06/27/2018	ORIGINAL

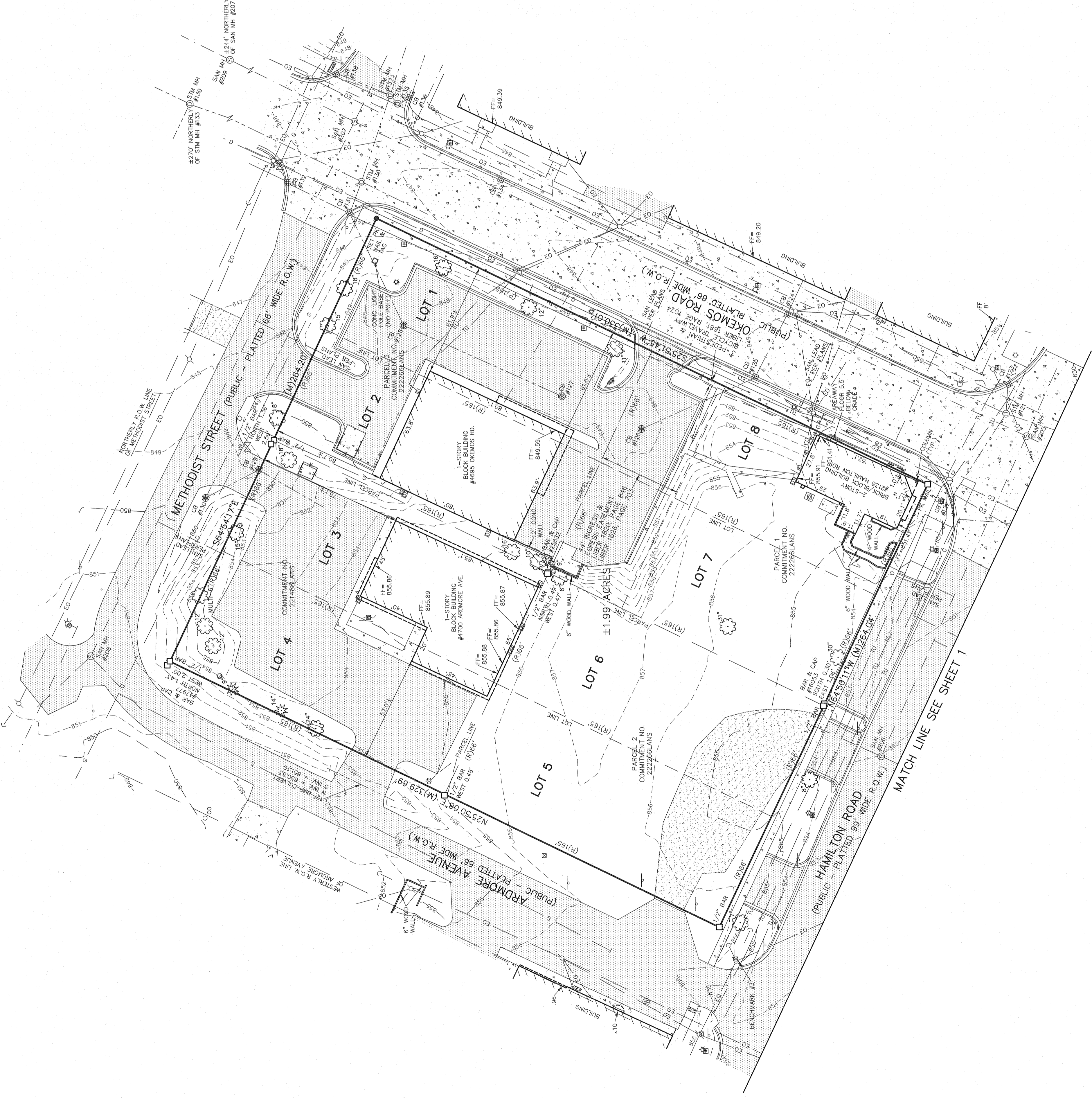
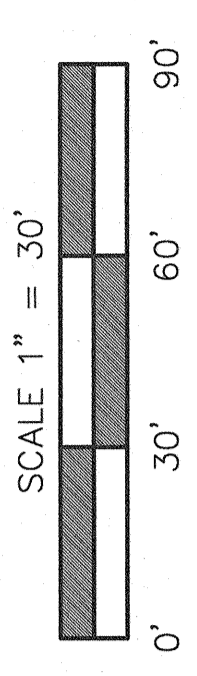
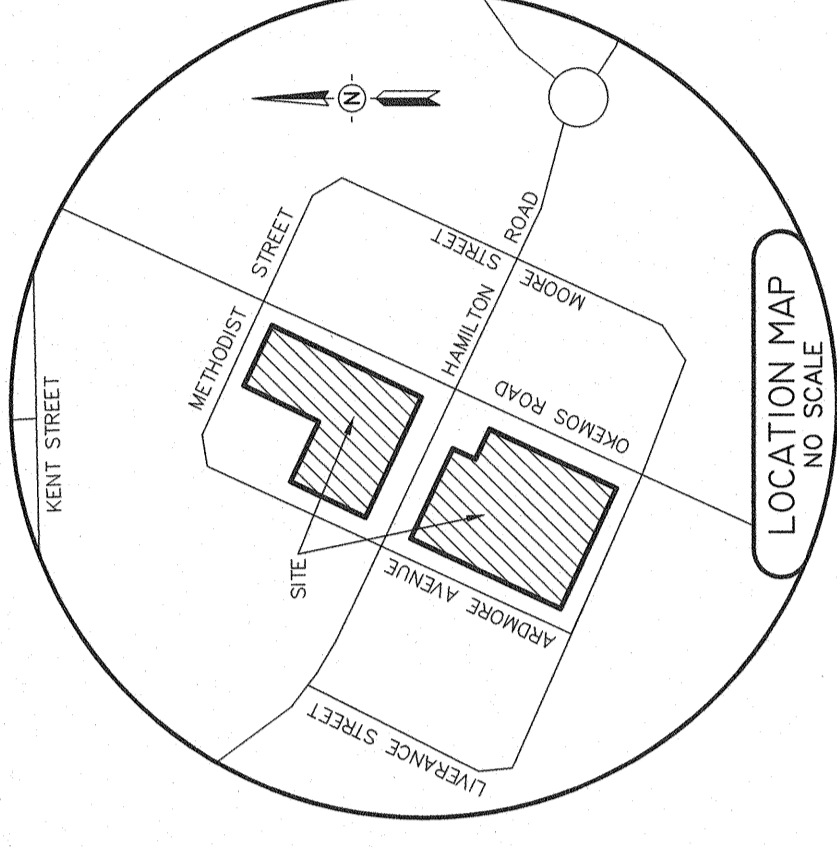
ENGINEERING AND LAND SURVEYING
KEBS, INC.
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-338-4444 WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800

DRAWN BY	SSF
SECTION	21, 14N, R1W
FIELD WORK BY	NAW/SL
JOB NUMBER	93725-ALT
SHEET	1 OF 3



# ALTA/NSPS LAND TITLE SURVEY "OKEMOS VILLAGE"



**BENCHMARKS**  
BENCHMARK #1 ELEV. = 852.30 (NAVD88)  
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  - GAS METER
  - WATER METER
  - SIGN
  - POST
  - AIR CONDITIONING UNIT



*E.R.F.*  
ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR  
DATE: 06/21/18  
NO. 53497

REVISIONS	COMMENTS
06/21/2018	ORIGINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING  
216 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-358-3333 WWW.KEBS.COM

Marshall Office - Ph. 269-781-9800

DRAWN BY: SSF SECTION: 21, T4N, R1W  
FIELD WORK BY: NAW/SL JOB NUMBER:  
SHEET 2 OF 3 93725-ALT

# ALTA/NSPS LAND TITLE SURVEY

## "OKEMOS VILLAGE"

**LEGAL DESCRIPTION:**  
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

PARCEL 1:  
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:  
Lots 5 and 6, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:  
Lots 1 and 2, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

PARCEL 1:  
Lots 7 and 8, Block 6, and the Southerly 9 feet of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:  
The Northerly 76 feet in width of the Southerly 85 feet in width of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:  
Lot 2, EXCEPT the South 85 feet thereof, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

The North 30 feet of the South 115 feet of Lot 1, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 4:  
Lots 4, EXCEPT the East 6 feet, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 5:  
The entire of Lot 3 and the East 6 feet of Lot 4, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 6:  
Lots 5 and 6, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

Lot 1, Block 6, EXCEPT the South 115 feet thereof, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Lots 3 and 4, Block 3, Village of Okemos (Formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

**SCHEDULE B - SECTION II, EXCEPTIONS:**  
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

Item 9. Grant of Easement recorded in Liber 1681, Page 1074, crosses parcel, is plottable and shown hereon.

Item 10. Easement Agreement recorded in Liber 1820, Page 846, crosses parcel, is plottable and shown hereon.

Item 11. Agreement Relating to Easement recorded in Liber 1826, Page 703, crosses parcel, is plottable and shown hereon.

Item 12. Affidavit Regarding Parking Agreement recorded in Liber 2443, Page 1184, and Liber 2443, Page 1186, re-recorded in Liber 2461, Page 276, crosses parcel, is blanket in character, therefore not shown hereon.

Item 13. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1487, Page 734, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 14. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1560, Page 92, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 15. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1660, Page 493, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 16. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1899, Page 977, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 17. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 2989, Page 819, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

Item 10. Survey of the Okemos Tile Drain recorded in Liber 70 of Misc. Records, Page 567, crosses parcel, is plottable and shown hereon.

Item 11. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 570, may cross parcel, provided document is illegible.

Item 12. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 576, crosses parcel, is plottable and shown hereon.

Item 13. Intentionally omitted.

Item 14. Easement granted to Michigan Bell Telephone Company recorded in Liber 1398, Page 440, crosses parcel, is plottable and shown hereon.

Item 15. Easement Agreement recorded in Liber 1457, Page 1117. Amendment recorded in Liber 3062, Page 88 and in instrument No. 2013-022311, crosses parcel, is plottable and shown hereon.

Item 16. Quit Claim Deed recorded in Liber 1605, Page 455, crosses parcel, is plottable and shown hereon.

Item 17. Grant of Easement recorded in Liber 3381, Page 1207, crosses parcel, is plottable and shown hereon.

Item 18. Declaration of Restrictive Covenant recorded in Liber 3381, Page 1208, crosses parcel, is plottable and shown hereon.

Item 19. Intentionally omitted.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

There are no easements or restrictions of record per the title commitment provided.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Item 10. Easements for overflow parking in the instrument recorded in Liber 2443, Page 1186, and re-recorded on May 22, 1997 in Liber 2461, Page 276, cross parcel; no easements are defined and therefore are not shown hereon.

### SEWER INVENTORIES

CATCH BASIN #117  
RIM ELEV. = 850.01  
8" RCP W INV. = 847.69  
12" RCP E INV. = 845.88  
TOP OF DEBRIS ELEV. = 845.88  
SUMP ELEV. = 846.19

STORM MANHOLE #118  
RIM ELEV. = 849.82  
12" RCP E INV. = 845.66  
12" RCP SW INV. = 846.77  
12" RCP W INV. = 845.77  
TOP OF DEBRIS ELEV. = 845.86

CATCH BASIN #119  
RIM ELEV. = 849.29  
12" RCP W INV. = 845.94  
12" RCP NE INV. = 842.62  
SUMP ELEV. = 844.75

STORM MANHOLE #120  
RIM ELEV. = 849.59  
12" RCP N INV. = 844.58  
12" RCP SE INV. = 845.08  
12" RCP W INV. = 844.74  
SUMP ELEV. = 844.09

STORM MANHOLE #121  
RIM ELEV. = 849.28  
12" RCP N INV. = 841.45  
12" RCP NE INV. = 833.92  
8" RCP E INV. = 833.83  
12" RCP E INV. = 840.65  
12" RCP S INV. = 840.85  
12" RCP SW INV. = 843.19  
8" RCP W INV. = 845.02

CATCH BASIN #122  
RIM ELEV. = 849.72  
8" RCP E INV. = 845.86  
SUMP ELEV. = 843.42

CATCH BASIN #123  
RIM ELEV. = 849.30  
8" RCP SW INV. = 844.59  
TOP OF DEBRIS ELEV. = 844.33

CATCH BASIN #124  
RIM ELEV. = 848.90  
8" METAL E INV. = 841.49  
12" RCP S INV. = 841.49  
8" RCP W INV. = 845.11  
SUMP ELEV. = 841.49

CATCH BASIN #125  
RIM ELEV. = 848.84  
8" RCP E INV. = 845.44  
8" PVC NW INV. = 845.49  
SUMP ELEV. = 845.24

CATCH BASIN #126  
RIM ELEV. = 848.50  
6" PVC SE INV. = 846.15  
TOP OF DEBRIS ELEV. = 846.10

CATCH BASIN #127  
RIM ELEV. = 848.24  
8" RCP N INV. = 844.49  
SUMP ELEV. = 844.04

CATCH BASIN #128  
RIM ELEV. = 847.24  
8" VCP NE INV. = 844.05  
8" VCP S INV. = 844.05  
TOP OF DEBRIS ELEV. = 844.04

CATCH BASIN #129  
RIM ELEV. = 848.81  
4" S INV. = 845.28  
12" RCP NW INV. = 845.19  
SUMP ELEV. = 844.81

CATCH BASIN #130  
RIM ELEV. = 848.88  
12" RCP E INV. = 844.91  
12" RCP SE INV. = 844.93  
SUMP ELEV. = 843.68

CATCH BASIN #131  
RIM ELEV. = 846.24  
15" RCP N INV. = 840.99  
15" RCP E INV. = 839.05  
8" VCP SW INV. = 842.60  
12" RCP W INV. = 843.06  
SUMP ELEV. = 838.86

CATCH BASIN #132  
RIM ELEV. = 846.01  
12" RCP NE INV. = 833.91  
15" RCP S INV. = 833.91  
SUMP ELEV. = 836.70

STORM MANHOLE #133  
RIM ELEV. = 846.58  
12" RCP N INV. = 838.88  
12" RCP E INV. = 834.89  
12" RCP S INV. = 840.04  
15" RCP W INV. = 838.23

CATCH BASIN #134  
RIM ELEV. = 846.71  
TOP OF DEBRIS ELEV. = 845.41

STORM MANHOLE #135  
RIM ELEV. = 846.61  
12" RCP SE INV. = 840.73  
12" RCP W INV. = 842.62  
SUMP ELEV. = 838.56

CATCH BASIN #136  
RIM ELEV. = 846.68  
12" RCP E INV. = 843.69  
12" RCP NW INV. = 842.89  
SUMP ELEV. = 840.92

STORM MANHOLE #137  
RIM ELEV. = 846.59  
8" VCP N INV. = 841.45  
12" RCP N INV. = 833.92  
8" RCP E INV. = 833.83  
12" RCP SW INV. = 840.56  
15" RCP W INV. = 834.37

CATCH BASIN #138  
RIM ELEV. = 846.01  
12" RCP S INV. = 841.59  
12" RCP SE INV. = 840.09

SANITARY MANHOLE #200  
RIM ELEV. = 845.38  
8" VCP N INV. = 836.58  
8" VCP SE INV. = 836.72

SANITARY MANHOLE #201  
RIM ELEV. = 851.97  
8" VCP E INV. = 844.36  
8" VCP S INV. = 835.34  
8" VCP SW INV. = 835.23  
8" VCP W INV. = 835.13

SANITARY MANHOLE #202  
RIM ELEV. = 844.30  
8" VCP N INV. = 832.60  
8" VCP E INV. = 831.28  
8" VCP S INV. = 833.77  
8" VCP W INV. = 831.17

SANITARY MANHOLE #203  
RIM ELEV. = 847.01  
8" VCP S INV. = 834.83  
8" VCP W INV. = 835.03

SANITARY MANHOLE #204  
RIM ELEV. = 852.05  
8" VCP N INV. = 840.56

SANITARY MANHOLE #205  
RIM ELEV. = 849.65  
8" VCP N INV. = 838.88  
8" VCP E INV. = 838.97  
8" VCP S INV. = 839.51  
8" VCP W INV. = 839.58

SANITARY MANHOLE #206  
RIM ELEV. = 852.02  
8" VCP N INV. = 840.63  
8" VCP E INV. = 840.33  
8" VCP S INV. = 840.71

SANITARY MANHOLE #207  
RIM ELEV. = 846.39  
8" VCP N INV. = 835.95  
8" VCP E INV. = 837.75  
8" VCP S INV. = 837.00  
8" VCP W INV. = 837.61

SANITARY MANHOLE #208  
RIM ELEV. = 851.62  
8" VCP E INV. = 840.11  
8" VCP SW INV. = 840.41  
8" VCP NW INV. = 840.54

SANITARY MANHOLE #209  
RIM ELEV. = 842.15  
8" VCP N INV. = 833.91  
8" VCP S INV. = 833.91

### SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Okemos Road, public Hamilton Road, public Clinton Street, public Methodist Street, and public Ardmore Avenue.

### ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property, 4700 Ardmore Avenue, 2150 Hamilton Road, 2150 Hamilton Road, 2150 Hamilton Road, 2150 Hamilton Road, 2149 Hamilton Road, 2149 Hamilton Road, 2153 Hamilton Road, 4661 Okemos Road, 4675 Okemos Road, and 4695 Okemos Road, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011.

Item 4: 3.99 Acres (173,987 square feet)

Item 5: Shown on the survey map.

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:  
Regular Parking Spaces: 0  
Disabled Parking Spaces: 0  
Total on-site Parking Spaces: 0

Item 10: There were no party walls designated by client.

Item 11: Utility information as shown was obtained from available public records and the surveying field. The utility field was not subject to verification by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site for this survey, but previous MISS DIG underground utility markings from previous surveys have been incorporated where possible.

Item 13: Shown on the survey map.

### CERTIFICATION:

To Downtown Okemos, LLC; Transnation Title Agency; and Fidelity National Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11, and 13 of Table A thereof. The fieldwork was completed on June 3, 2018.



*E. Friestrom*  
Erick R. Friestrom Date of Plot or Map:  
Professional Surveyor No. 53497  
efriestrom@kebs.com

REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
06/21/2018	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH: 517-538-5389-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9800
		DRAWN BY: SSF SECTION: 21, TAN, RTW
		FIELD WORK BY: NAW/SL JOB NUMBER:
		SHEET 3 OF 3 93725-ALT

**From:** ERIC HELZER <ephelzer@msn.com>  
**Sent:** Friday, November 2, 2018 5:24 PM  
**To:** Michaluk, Janet (DEQ)  
**Cc:** Chris Buck; Sakowski, Kim (DEQ)  
**Subject:** Re: Village of Okemos - Invitation to Apply for MDEQ Brownfield Grant and Loan

Janet, as I mentioned on our phone call this morning, we are very excited and greatly appreciate all of your support and the rest of the DEQ teams support. Kim, I know you spent a lot of time on this as well and want to thank you directly also. We understand how competitive things are over the limited funding available and will meet your application deadline. We look forward to preparing the full application and moving this exciting development forward. We will be in contact with you over the next few months as we prepare the application.

Kim, when you get an opportunity I would like to catch up with you on the other funding potential for the hazardous chlorinated area.

Enjoy your weekend everyone and again thank you very much!

Thank you -

Eric P. Helzer, EDFP  
Advanced Redevelopment Solutions  
e. [ephelzer@msn.com](mailto:ephelzer@msn.com)  
c. 517.648.2434

On Nov 2, 2018, at 10:18 AM, Michaluk, Janet (DEQ) <[MichalukJ@michigan.gov](mailto:MichalukJ@michigan.gov)> wrote:

Good Morning Everyone and Congratulations!

As you know we vetted the project application with our team yesterday. As you also know our funding is currently very limited. However, I think overall the project was well supported. We are offering an invitation to apply for the following:

- \$1M Loan
- \$1M Grant (\$700K of non-petroleum and \$300K of petroleum)

If you would like to move forward with the grant and loan we invite you to submit your formal application for funding within 60 days from Monday, November 5<sup>th</sup>, 2018 which will be Friday, January 4<sup>th</sup>, 2019. If the application is submitted after this date the funding may go to another project. Please note that once the complete application is submitted we have 90 days by statute to process the grant for award.

Kind Regards,

*Janet Michaluk*

Brownfield Coordinator, [Lansing District Office](#)

Cell: 517-643-0314

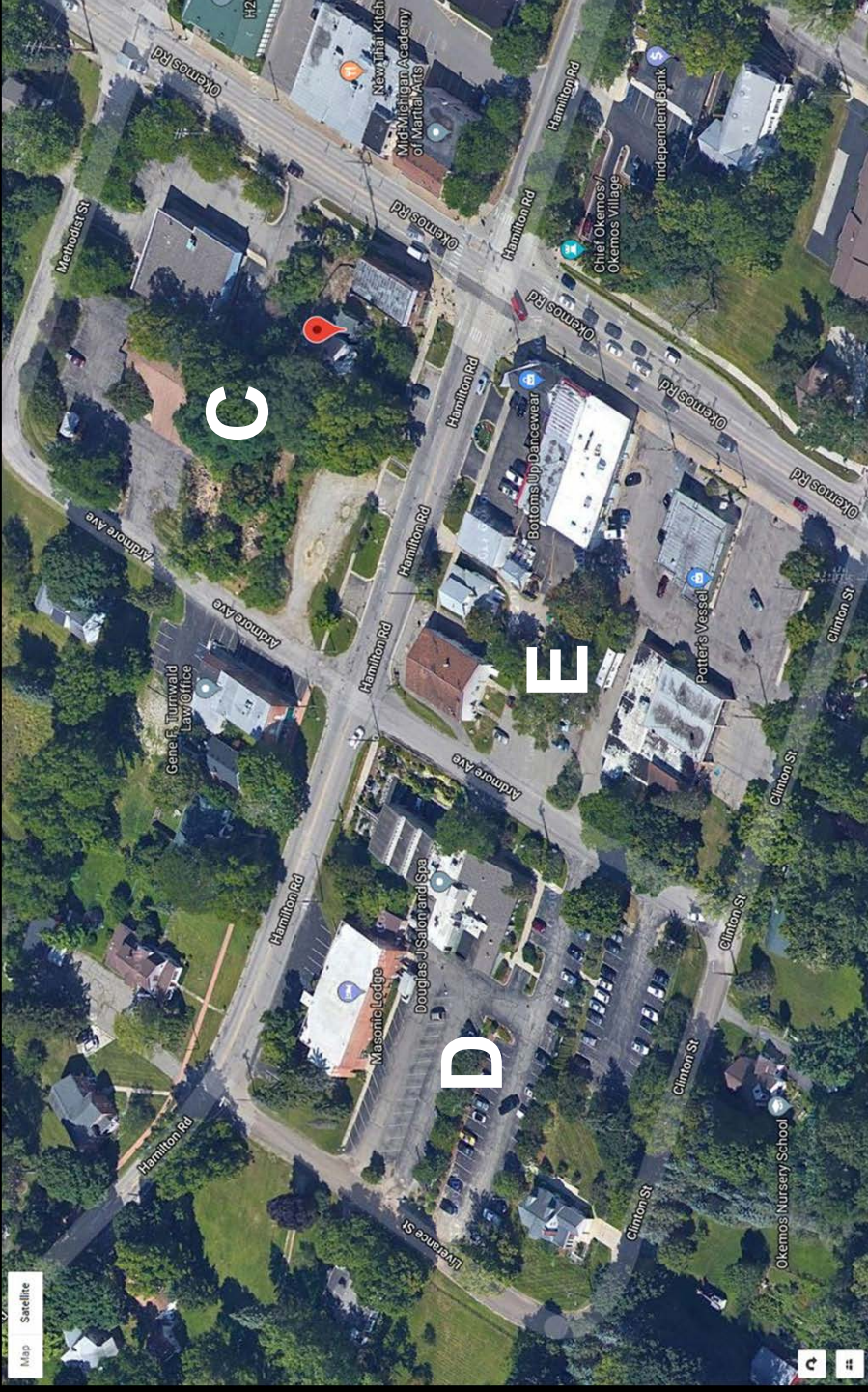
Email: [michalukj@michigan.gov](mailto:michalukj@michigan.gov)

**Michigan Department of Environmental Quality**

Remediation & Redevelopment Division, Brownfield Redevelopment Unit

# Current Proposed Project Area

MERIDIAN TOWNSHIP, MICHIGAN





# GRANT AND LOAN APPLICATION INSTRUCTIONS

RICK SNYDER, GOVERNOR  
C. HEIDI GREETHER, DIRECTOR  
[www.michigan.gov/deq](http://www.michigan.gov/deq) #mibrownfields

This application may be used for brownfield redevelopment funding under the Department of Environmental Quality's (DEQ's) Brownfield Redevelopment Grant and Loan Program. Grants and loans are provided to communities under this program encourage reuse of brownfield properties for projects that will create jobs, and result in community investment. As the balance of state funds available for brownfield projects has decreased, the criteria for awarding grants have become more rigorous. **It is possible that a project that qualifies for funding may not be recommended for a grant if the applicant does not demonstrate that these criteria will be met.** Criteria are described below under Application Evaluation.

**Applicants are required to complete a project proposal prior to submitting an application.** A DEQ grant/loan coordinator should be contacted prior to applying for a grant or loan to determine whether a project is eligible and likely to be recommended for funding. A map of the state showing the grant/loan coordinator assigned to each region is located [HERE](#) or you may call 517-284-5113 for assistance. Applicants will be notified immediately if further information is required before the DEQ makes a funding decision.

For selected projects, the DEQ may offer a grant and a low-interest loan, or a loan without a grant, unless the applicant can demonstrate compelling reasons to offer a grant only. Staff will work with applicants to ensure that funding levels are acceptable before the funding package is recommended for approval. Please contact the DEQ for current loan rates and terms. Borrowers must provide financial assurance to the DEQ to ensure loan repayment.

For more information on the DEQ's Brownfield Redevelopment Grant and Loan Program, please see our web page, [HERE](#), call 517-284-5113, or contact us by e-mail at [DEQBrownfields@michigan.gov](mailto:DEQBrownfields@michigan.gov)





## **ELIGIBILITY AND FUNDING**

**Applicant:** The applicant may be a county, city, village or township, a Brownfield Redevelopment Authority, or other public body created by, or pursuant to, state law. The proposed project must be in the applicant's jurisdiction. The applicant or its governing body is required to have passed a financial audit within the past 24 months.

The application form asks for the names of two people. The **Applicant's Representative** is the person who is ultimately responsible for ensuring the applicant's compliance with the terms of the grant or loan. This person should be a person in authority who is directly affiliated with the applicant (such as a mayor or Brownfield Redevelopment Authority [BRA] director) and should sign the certification at the end of this application form. This person will also be expected to sign the contract between the DEQ and the applicant.

The person who will be the **Project Contact** for the grant/loan project may be either the Applicant's Representative or another direct employee of the applicant (such as a city manager or planning or economic development staff). This person will typically be responsible for general project coordination, overseeing contractors hired to work on the grant/loan project, signing payment requests, and ensuring that the provisions of the grant/loan contracts are fulfilled. The applicant should not use a contractor for its Project Contact.

**Eligible uses of grant and loan funds:** Grants and loans can be used only for environmental response activities as defined by Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA):

- Interim response activities.
- Evaluation.
- Feasibility study.
- Preparation of a baseline environmental assessment (BEA).
- Due care planning and activities.
- Remedial action.
- Demolition, in some instances.
- Environmental Review Professional

Grant and loan funds may not be used to pay for office equipment or furnishings, including telephones and computers, taxes, replacement of equipment, drinking water replacement, operation and maintenance, legal fees, permit fees, or other fees unless expressly permitted in the grant or loan contract. Funds MAY be used for administration of the grant or loan either by the applicant or by a consultant. If administrative fees will be charged to the project, please be sure to include a budget in the Sources of Project Funding Table in the application form.

**Grant/loan administrative fees are limited to three (3) percent of the grant or loan award.**

When the response activities will be performed by the consulting firm used by the project developer, the DEQ expects that the applicant will hire its own environmental oversight professional. Exceptions will be considered in low-risk situations on a case-by-case basis and must be requested in writing. The environmental oversight professional's fees are eligible for reimbursement with the proposed grant or loan. Please include an environmental oversight professional in the budget if applicable. The environmental oversight professional is not limited to 3% of the grant or loan.

**Liability:** Grants and loans may not be used to pay for environmental costs that benefit someone who is responsible for causing contamination at the project site, unless the following conditions are met.

1. A loan may be used when
  - Response activities are related to redevelopment, or due care is necessary to facilitate redevelopment, AND
  - The party responsible for the contamination is a local unit of government, AND
  - There is a proposed redevelopment with measureable economic benefit, AND
  - The local unit of government provides a minimum of 50% project match
2. A grant or loan may be used to pay for due care activities needed to facilitate the redevelopment, provided that the responsible party is not the developer
3. A loan may be used when
  - The responsible party is not the seller or the developer of the property where the loan will be used
  - The proposed response activities are appropriate for the development project

Liable parties are defined in Part 201, Sections 20101 and 20126, and Part 213, Section 21323a of the NREPA. If the DEQ believes, based on available information, that there may be a liable party that could benefit from the proposed grant or loan, the DEQ may request information needed to make a liability determination from the applicant or other project participants as a condition of funding.

**Local Match:** Local match is not required for any Brownfield Redevelopment Grant. Local match is required by statute when the local unit of government is responsible for contamination, as described above. However, projects with local funds dedicated to eligible activities are a higher priority for funding. Unless the applicant can demonstrate that there are no local resources available, the applicant should expect to be asked to make a financial commitment to the project. Local financial commitments may be through a local brownfield revolving fund, tax increment financing through a BRA, a Brownfield Redevelopment Loan through the DEQ, or another source.

**Financial Assurance for Loans:** Borrowers must demonstrate financial assurance to guarantee a DEQ loan. The financial assurance may be a pledge of revenue sharing, an escrow account or letter of credit in an amount equal to the loan principle and interest, or another mechanism negotiated with the DEQ. The financial assurance may be provided by the applicant, the applicant's governing body, the developer, or another party. However, the applicant's governing body must pass a resolution committing to repay the loan; the developer will not be responsible for payments even if developer funds are put into escrow for payments.

**Projects:** In order to qualify for a Brownfield Redevelopment Grant or Loan, the grant or loan must be used for appropriate environmental response activities for the site's future use, and result in economic benefit.

- Eligible economic outcomes can include the creation of new jobs (permanent part-time and full-time) within the next five years, investment of private funds, and/or an increased tax base. Construction and other temporary jobs are not considered in application evaluations.

- The environmental activities for which grant or loan funds are requested must be appropriate and necessary for the desired site reuse. The property must be a known or suspected *facility* (an area, place, or property where a hazardous substance in excess of the concentrations described in Part 201, Section 20120a(1)(a) or (17), of the NREPA, has been released, deposited, disposed of, or otherwise comes to be located). Grants and loans are contingent on the applicant's access to the property to conduct response activities.

**Application Evaluation:** Because limited grant funds remain in the Brownfield Redevelopment Grant and Loan Program, applications are being carefully reviewed and prioritized. **In order to be competitive, proposed projects need to demonstrate significant return on the DEQ's investment of grant or loan dollars.** The following criteria will increase the project's priority when the DEQ makes a recommendation that includes a grant. Applications that do not meet any of these criteria may be offered loans without any grant funding.

- The applicant can demonstrate a significant local commitment to funding the project. An applicant that is able but unwilling to accept a loan, finance a portion of the response activity costs through tax increment financing, or is not contributing to the redevelopment in other ways, will be required to explain why.
- Project financing and a purchase agreement are in place. This provides greater assurance that the project will move forward without significant delays and meet statutory requirements for jobs, private investment, and/or increased tax base. Grant dollars are unlikely to be committed in the absence of project financing and a purchase agreement.
- The applicant can demonstrate that other statewide objectives, such as placemaking; pollution prevention; green roofs or parking lots; nonpoint source pollution controls; "green" building or Leadership in Energy and Environmental Design (LEED) building concepts; placemaking; open space preservation; outdoor recreation that is accessible to people with disabilities; growth management; walkable communities concepts; traditional downtown redevelopment; and so on have been or will be incorporated into redevelopment plans.
- The project is in a targeted area such as a Renaissance Zone, Michigan Main Street, or Core Community. A list of Core Communities can be found [HERE](#).
- The applicant can demonstrate that no other funds are available to pay for all or part of the needed response activities. For example, the project site may be in a Renaissance Zone where there are no taxes available for capture to repay a loan. There may be an excess of inexpensive greenspace available for redevelopment in the community making brownfield redevelopment difficult without significant subsidization.
- The applicant will use "green cleanup" or "green remediation" techniques promoted by the U.S. Environmental Protection Agency (U.S. EPA). A green cleanup is one in which all environmental effects (such as energy use and waste generation) of the remedial action are considered, and options are incorporated to maximize the net environmental benefits of a grant or loan. Further information can be found [HERE](#).





**Timing:** There is no deadline for submitting an application. Applicants will be notified promptly if an application is incomplete.

The DEQ application process, from the time of receipt to funding approval, takes about three months. Grant administrative staff will maintain regular contact with applicants during the review process. Applicants will be notified when their applications are approved and will receive regular status reports in the interim.

### **AFTER A GRANT OR LOAN IS AWARDED**

Before grant- or loan-funded work can begin, the recipient will be required to:

- Sign a grant or loan contract. Costs incurred prior to signing a contract will not be reimbursed.
- Submit qualifications of the recipient's preferred environmental or other contractor to the DEQ for approval.
- Provide a work plan describing the specific tasks to be completed, the cost, and the schedule for performing the tasks to the DEQ for approval. The DEQ will review the work plan and request changes or provide approval within 30 days. All expenditures must be approved in advance, in writing, by the DEQ, or the costs may not be reimbursed.
- Inform your community about the grant/loan award through local press, your social media, your website, the developer's website or social media, or other means. This is a condition of the grant or loan award.

After funding is awarded, the DEQ's grant/loan coordinator may request a meeting with the project participants to view the project site and to discuss procedures under the Brownfield Redevelopment Grant and Loan Program.

Grant funding will be available on a reimbursement basis (costs must be incurred AND paid by the grant recipient before the expenses will be paid by the DEQ). Grantees and borrowers are required to submit progress reports and invoices with verification of all expenditures each calendar quarter. If progress reports are not submitted quarterly, the DEQ may withhold payment of invoices or take other actions, including canceling the grant or loan. Ten percent of the grant will be retained from the final invoice(s) pending the DEQ's final review of the project.

Loan checks will be issued after a work plan and budget are approved by the DEQ.

**MICHIGAN**  
**BROWNFIELD**  
**REDEVELOPMENT**  
**PROGRAM**

**GRANT AND LOAN  
APPLICATION**

RICK SNYDER, GOVERNOR  
C. HEIDI GREYER, DIRECTOR  
[www.michigan.gov/deq](http://www.michigan.gov/deq) #mibrownfields

Authority: Parts 195, 196, and 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended

Applicant and Project Information			
Name and address of the project (please include zip code)		Amount of funding requested	
Applicant name and address (please include zip code)		Applicant's Federal Identification Number	
Applicant representative's name, title, phone, and email address (see pages 1-2 of the instructions)		Applicant project contact's name, title, phone, and email address (see pages 1-2 of the instructions)	
State House of Representatives district number where the project site is located		State Senate district number where the project site is located	
Permanent jobs created		Private investment	
Proposed new use		Known contaminants	
Did the applicant cause or contribute to contamination that is known or may be discovered at the project site?	To the best of my knowledge, the applicant: Did not cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/>		
Did the developer cause or contribute to contamination that is known or may be discovered at the project site?	To the best of my knowledge, the developer: Did not cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/>		



Environmental Outcomes			
Latitude and longitude of the project site, to eight digits after the period		Size of the property	
Is the property a facility under Part 201 or a site under Part 213?		Who is the owner of the property and when was the property acquired?	
Is the current owner also the operator of the property?  If the operator and the owner are not the same, please indicate when the current operator began to use the property		List current and historical uses of the property, with dates if known	
If the property was acquired after June 5, 1995, was a BEA completed by the current owner?		How was the property acquired? For example, voluntary purchase, inheritance, condemnation, or tax reversion	
The requested funds are needed for the following eligible activities:			
<input type="checkbox"/> Phase I/Phase II Investigation <input type="checkbox"/> Vapor Mitigation <input type="checkbox"/> Baseline Environmental Assessment <input type="checkbox"/> Other Environmental Response Actions <input type="checkbox"/> Due Care Planning <input type="checkbox"/> Interim Response Action <input type="checkbox"/> Implementation of a Due Care Response <input type="checkbox"/> Demolition			
Activity			

1. Describe the known or suspected environmental condition of the property, including whether contamination is confirmed or suspected and the presence of any underground storage tanks.
2. Describe the response activities that are believed to be necessary for redevelopment and reuse of the property. Include an estimated cost for each item in the Sources of Project Funding Table on page 5.



3. If grant or loan funds are requested for building demolition, describe the condition of the building. Does it present a health or safety threat? Does the structure impede the proposed response activities?
4. Will nonpoint source pollution controls be used on the site? Please describe.
5. Provide an approximate schedule for conducting response activities and implementing the proposed or projected economic development. Include any deadlines or factors affecting implementation of the project, such as other grants or developer deadlines.



Economic Outcomes			
Is a developer committed to the project? Name of developer, if any		Projected number of <u>permanent jobs</u> created by the new development (do not include construction or other temporary jobs)	Full-time: Part-time:
Proposed new development or development type		Projected amount of <u>private investment</u> created by the new development	\$
Current State Equalized Value (SEV)	\$	Projected SEV	\$

1. Describe the redevelopment or potential for redevelopment and how it will result in new jobs, investment of private funds in improving or reusing the property, and/or an increase in the community's tax base.
2. Describe the status of the developer's financing for the project.
3. Indicate whether there is a purchase agreement or a development agreement, and the terms of the agreement, especially in regard to release of grant or loan dollars for the project.
4. If a developer is committed to the project, provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations.
5. Are there any known legal, access, or title issues, liable party actions, or liens or easements on the property that could affect the proposed economic development?

Community Outcomes			
Is existing infrastructure used?		Are Smart Growth, green building, or placemaking concepts used?	
Current zoning of the property		Projected zoning	
Property tax ID(s)			

1. Describe how the proposed development fits into the community’s development plans, and how it will affect the community as a whole and the area immediately surrounding the project site. Will the project result in any social or community benefits? Is the community in which the project is located economically disadvantaged or depressed?
2. Describe the neighborhood around the property. Are there other viable commercial businesses nearby? Is there a large amount of vacant, developable land in the community and/or the neighborhood, or is the supply of developable land relatively low? Is the demand for property in the community and/or neighborhood high? If the site is in or within walking distance of a traditional downtown or a Michigan Main Street please describe how the development will enhance the neighborhood.
3. If applicable, describe how the project demonstrates the principles of site reuse, greenspace preservation, smart growth, reduction of storm water runoff, walkability, outdoor recreation that is accessible to people with disabilities, placemaking, LEED building standards, green roofs or parking, green remediation, or other sustainable development concepts, and how it will protect human health and the environment.
4. Describe how you will announce and promote the grant/loan project. The MDEQ’s contribution to the project must be acknowledged either in social media (the applicant’s and/or the developer’s), the local press, signage at the property, or other methods.

## Local Commitment

Describe the local government’s financial commitment to the project. Is the applicant willing to accept a grant and loan, or loan funding only? Include any federal, state (other than the proposed grant), or local incentives offered to the developer as part of the project. If the local government is unable to make a financial commitment to the project, explain why. Include amounts in the Sources of Project Funding table below.



## Sources of Project Funding

List sources, uses, and amount of all funds committed to or anticipated for the economic development implementation project.

In the BRA Funds column, please list any dollars committed by the BRA that will NOT be used to repay a Brownfield Redevelopment Loan.

In the OTHER column, include federal dollars, other state grants, future sale proceeds, liable party contributions, etc.

USES OF FUNDS	Brownfield Grant or Loan	Local Funds (public)	Developer Funds (private)	BRA Funds (non-brownfield loan)	Other (list sources)	Total
Investigation	\$	\$	\$	\$	\$	\$
Baseline Environmental Assessment	\$	\$	\$	\$	\$	\$
Due Care	\$	\$	\$	\$	\$	\$
Other environmental response actions	\$	\$	\$	\$	\$	\$
Demolition	\$	\$	\$	\$	\$	\$
Grant administration (up to 3% of the grant/loan award)	\$	\$	\$	\$	\$	\$
Third-party environmental oversight professional*	\$	\$	\$	\$	\$	\$
Contingency (up to 15% of grant/loan amount)	\$	\$	\$	\$	\$	\$
Non-environmental costs, such as infrastructure and construction	\$	\$	\$	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

**\*NOTE:** When the response activities will be performed by the consulting firm used by the project developer, the DEQ expects that the applicant will hire its own environmental oversight professional. Exceptions will be considered in low-risk situations on a case-by-case basis and must be requested in writing. The environmental oversight professional's fees are eligible for reimbursement with the proposed grant or loan. Please include an environmental oversight professional in the budget if applicable.

## Attachments

Please attach the following to the completed funding application:

1. For loans only: A resolution adopted by the applicant's governing body, verifying that the project will be undertaken if funding is awarded, and that the development is consistent with local development and redevelopment plans and zoning ordinances. Resolutions must indicate whether the applicant is willing to accept a loan, an amount up to which the applicant is willing to borrow, and the governing body must commit to repayment of the loan. If the applicant is a BRA, the resolution must be from the county or city under which the BRA was formed. The resolution should state the method of financial assurance being used to secure the loan (revenue sharing, escrow, letter of credit, or other method approved by the DEQ).
2. For grants: A letter from the chief executive officer or highest ranking appointed official indicating that the local unit of government supports the brownfield project and that the brownfield project complies with all local zoning and planning ordinances.
3. A map or maps showing the location of the project area, site boundaries, buildings (please identify buildings or portions of buildings to be demolished), areas to be capped if known, proposed greenspace, new construction, and other site features or improvements.
4. High quality, publishable digital photos of the site. **Please provide these electronically in jpg format.**
5. A final or draft development agreement, reimbursement agreement, or other agreement between the applicant and developer, describing reimbursement of TIF to the developer (if applicable), developer guarantees, development schedule, loan security (if applicable), and other terms and conditions associated with the project.
6. If the property is not owned by the applicant, a final or draft enforceable agreement between the property owner and the applicant that commits the property owner to cooperate with the applicant, including a commitment to allow access to the property to complete, at a minimum, the proposed eligible activities. Example Attached.





## Certification

The undersigned, as the representative of the applicant, certifies that the applicant will comply with all applicable state and federal statutes and regulations, including those associated with the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, its administrative rules, and those statutes related to civil rights, equal opportunity, labor standards, environmental protection, and historic preservation.

The undersigned, as the representative of the applicant, certifies that the property(ies) at which grant or loan funds will be used are within the jurisdiction of the applicant.

The undersigned, as the representative of the applicant, certifies that within the last 24 months, the applicant has not had a grant from the Department of Environmental Quality (DEQ) revoked or terminated, and has not been determined by the DEQ to be unable to manage a grant.

The undersigned, as the representative of the applicant, certifies that a source of funding for ongoing maintenance and operation of the proposed project, if required, has been identified.

The undersigned, as the representative of the applicant, verifies that the applicant passed its most recent audit and acknowledges that the DEQ may review the auditor's conclusions posted on the Michigan Department of Treasury web site.

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

\_\_\_\_\_  
Typed name of Applicant's Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Please submit application electronically to  
[DEQBrownfields@michigan.gov](mailto:DEQBrownfields@michigan.gov)  
Please call 517-284-5113 with questions.  
#mibrownfields

**CONSENT FOR ACCESS TO PROPERTY**

PROJECT NAME:  
PROPERTY ADDRESS:  
TRACKING CODE:  
LOCATION CODE:  
NAME OF PROPERTY OWNER:

I hereby consent to officers, employees, authorized representatives of the **Grantee/BorrowerName** and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through, and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

**ACCESS GRANTED:** YES NO

Name (Printed): \_\_\_\_\_ Date: \_\_\_\_\_

Name (Signature): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number(s): Work: \_\_\_\_\_ Alternate: \_\_\_\_\_

Email: \_\_\_\_\_

**Blocks E and C Environmental Reports Completed and Facility Status**  
**Village of Okemos, LLC**  
as of November 4, 2018

**--- BLOCK E ---**

**Block E - Summary of Previous Site Investigations**

PM Environmental (PM) reviewed the following previous environmental reports for the Block E, which are available on file with the Michigan Department of Environmental Quality (MDEQ).

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA (2143 and 2149 Hamilton Road)	4-14-1998	PM
Supplemental Information for LUST status (2143 Hamilton Road)	5-27-1998	PM
BEA (2153-2155 Hamilton Road)	2-5-2009	Strata Environmental Services, Inc. (Strata)
Phase I ESA (4675 Okemos Road and 2150 Clinton Street)	8-21-2015	PM
Phase II ESA (4675 Okemos Road and 2150 Clinton Street)	10-2-2015	PM
Phase I ESA (2143-2155 Hamilton Road and 4661 Okemos Road)	3-20-2018	PM
BEA (2143-2155 Hamilton Road and 4661 Okemos Road)	3-21-2018	PM
Technical Memorandum (2153-2155 Hamilton Road)	4-18-2018	PM

Last report completed by PM on Block E for Village of Okemos, LLC (Developer) is a Baseline Environmental Assessment (BEA) dated August 14, 2018 and received August 15, 2018 by MDEQ. MDEQ provided its Acknowledgement of Receipt of the BEA (BEA ID: B201802496LA) for all of the parcels within Block E in a letter dated August 17, 2018.

**Block E - Facility/Property Status**

Contaminant concentrations identified in soil and groundwater on Block E indicate exceedances to specific Residential and Nonresidential criteria of the MDEQ Part 201 (Environmental Remediation)/Part 213 (Leaking Underground Storage Tanks), of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994.

The **contaminants identified are consistent with releases of chlorinated solvents and petroleum on Block E**. Therefore, the Block E is deemed a facility under Part 201 and a property under Part 213.

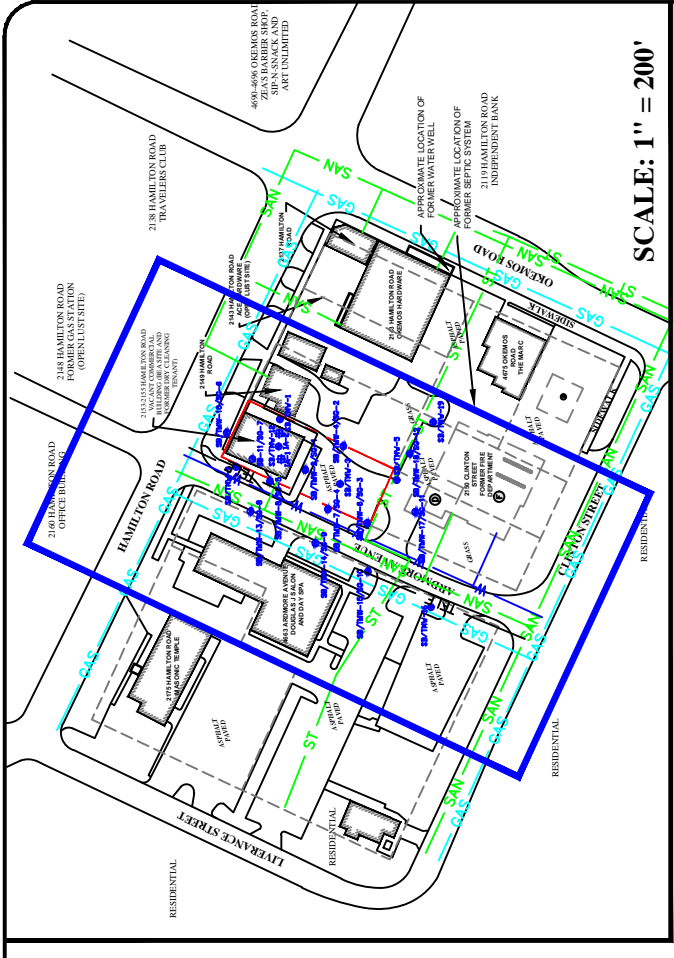
**--- BLOCK C ---**

**Block C - Summary of Previous Site Investigations**

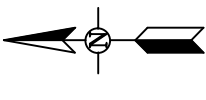
Village of Okemos, LLC (Developer) currently has a purchase agreement with the current owners of Block C parcels and is in the process of completing its BEA (including Phase I and II ESAs) for property acquisition for all of the parcels within Block C within Second Quarter 2019.

**Block C - Facility/Property Status**

The currently known **contaminants identified are consistent with releases of petroleum on Block C**. Therefore, the Block C is deemed a facility under Part 201 and a property under Part 213.



SCALE: 1" = 200'



**LEGEND:**

- SUBJECT PROPERTY
  - PARCEL / LOT BOUNDARIES
  - APPROXIMATE FORMER/HISTORICAL SITE FEATURES
  - BURIED PHONE LINE
  - WATER
  - TELE
  - GAS
  - SANITARY SEWER
  - STORM SEWER
  - PARCEL / LOT BOUNDARIES
  - CATCH BASIN
  - FIRE HYDRANT
  - FORMER TRENCH DRAIN
  - FORMER DWELLING
  - FORMER FIRE DEPARTMENT
  - SOIL BORING / TEMPORARY MONITORING WELL
  - SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS
  - SOIL BORING / SOIL GAS
  - SOIL BORING
  - INDOOR AIR
  - FORMER SOIL BORING
  - FORMER SOIL SAMPLE
- 
- UTILITY LOCATIONS ARE APPROXIMATE
  - APPROXIMATE EXTENT OF SOIL IMPACT EXCEEDING PART 201 RBLS AND/OR SCREENING LEVELS

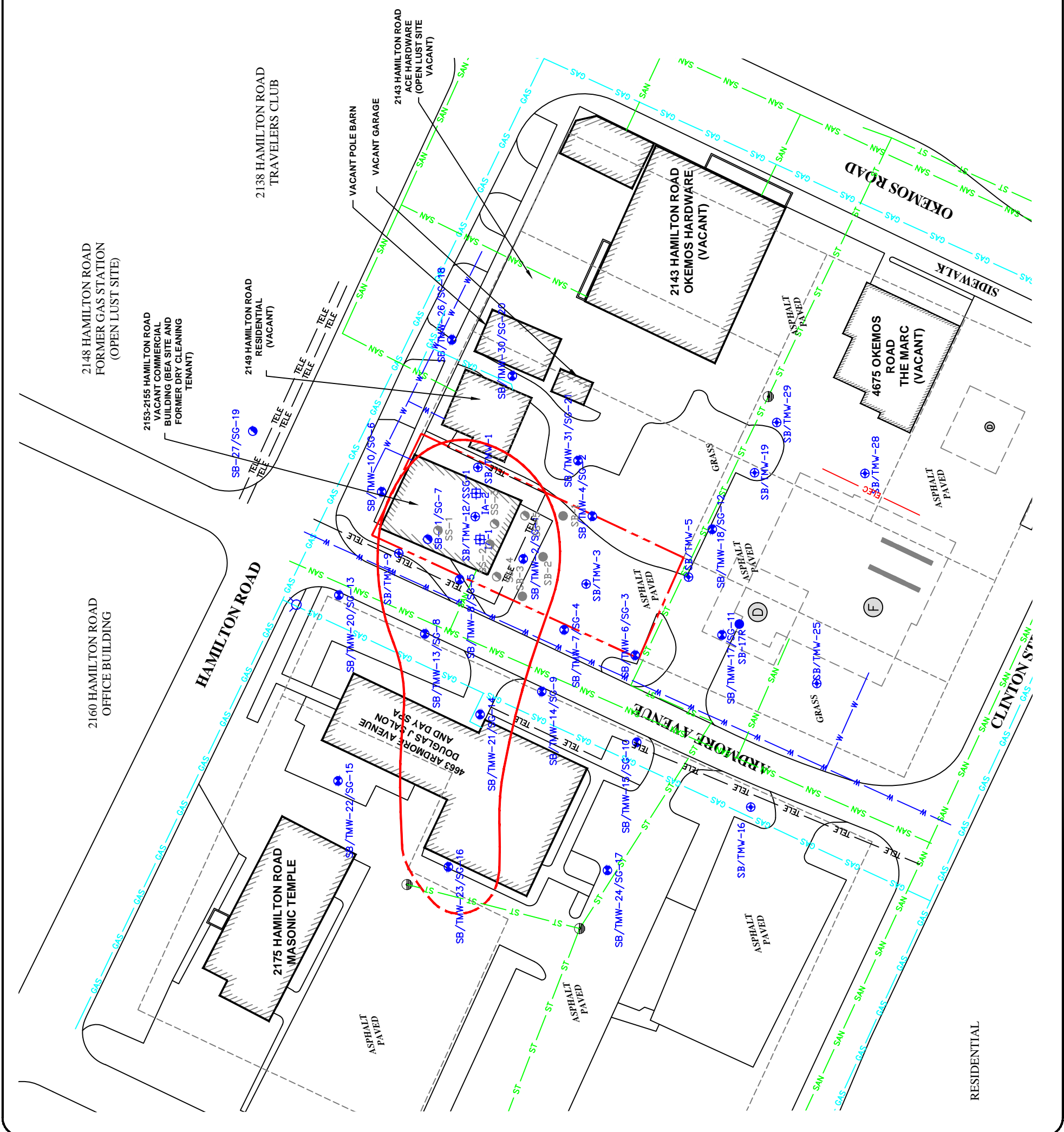
**FIGURE 3D**

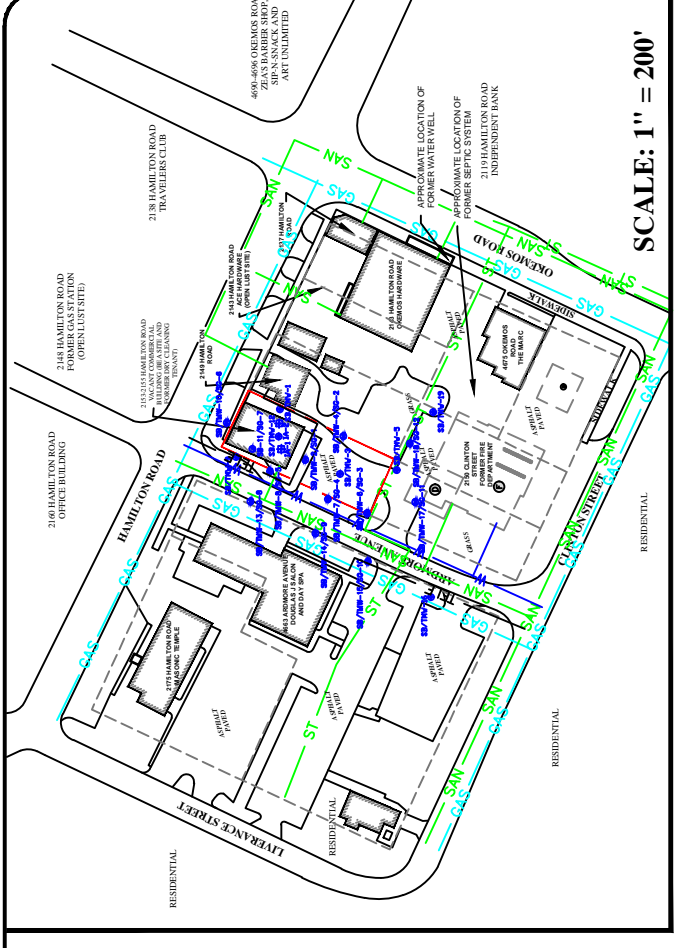
EXTENT OF SOIL CONCENTRATIONS MAP

---

PROJ: FORMER DRY CLEANERS  
2153-2155 HAMILTON ROAD  
OKEMOS, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: CS	DATE: 3/27/2018	
VERIFY SCALE: 60'	CHKD BY: AP	SCALE: 1" = 60'	
IF NOT 1" ON THIS MAP, ALL DIMENSIONS AND SCALES ACCORDING TO FILE NAME: 01-8265-0-002F00R01			





**LEGEND:**

- SUBJECT PROPERTY
- PARCEL / LOT BOUNDARIES
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- BURIED PHONE LINE
- TELE
- WATER
- GAS
- SANITARY SEWER
- STORM SEWER
- PARCEL / LOT BOUNDARIES
- CATCH BASIN
- FIRE HYDRANT
- FORMER TRENCH DRAIN
- FORMER DWELLING
- FORMER FIRE DEPARTMENT
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS
- SOIL BORING / SOIL GAS
- INDOOR AIR
- FORMER SOIL BORING
- FORMER SOIL SAMPLE
- UTILITY LOCATIONS ARE APPROXIMATE

**NOTES:**

- APPROXIMATE EXTENT OF GROUNDWATER CONCENTRATIONS EXCEEDING THE PART 201 GCC AND MDEQ RIASLS
- APPROXIMATE EXTENT OF CHLORINATED SOLVENT GROUNDWATER CONCENTRATIONS EXCEEDING THE PART 201 GCC.
- SITE SPECIFIC VIAC, AND/OR MDEQ RIASLS

**Environmental & Engineering Services**

**PM ENVIRONMENTAL**

**FIGURE 4D**

**EXTENT OF GROUNDWATER CONCENTRATIONS MAP**

PROJ: FORMER DRY CLEANERS  
2153-2155 HAMILTON ROAD  
OKEMOS, MI

THIS IS NOT A LEGAL SURVEY

DRN BY: CS DATE: 3/27/2018

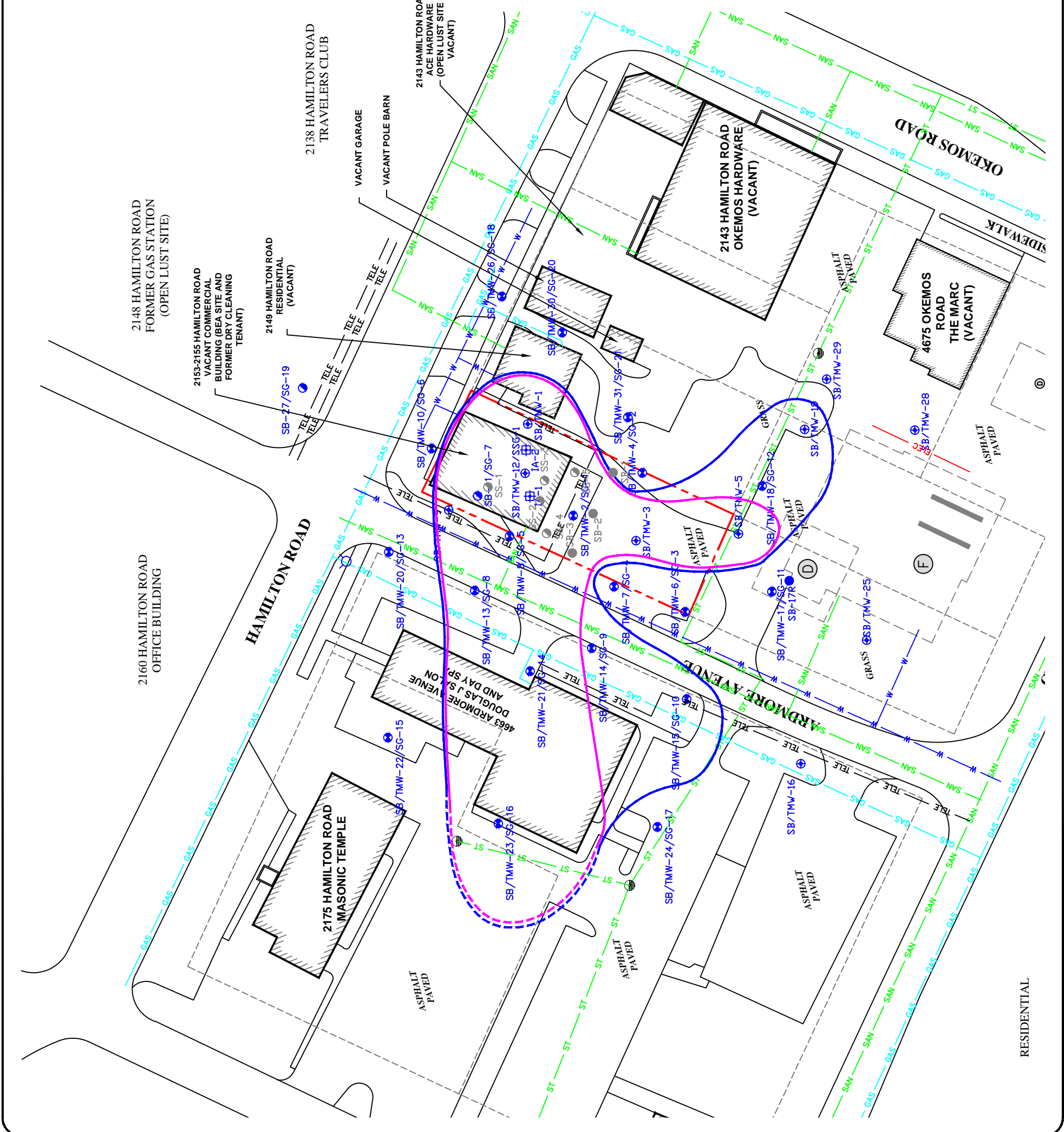
CHKD BY: AP SCALE: 1" = 60'

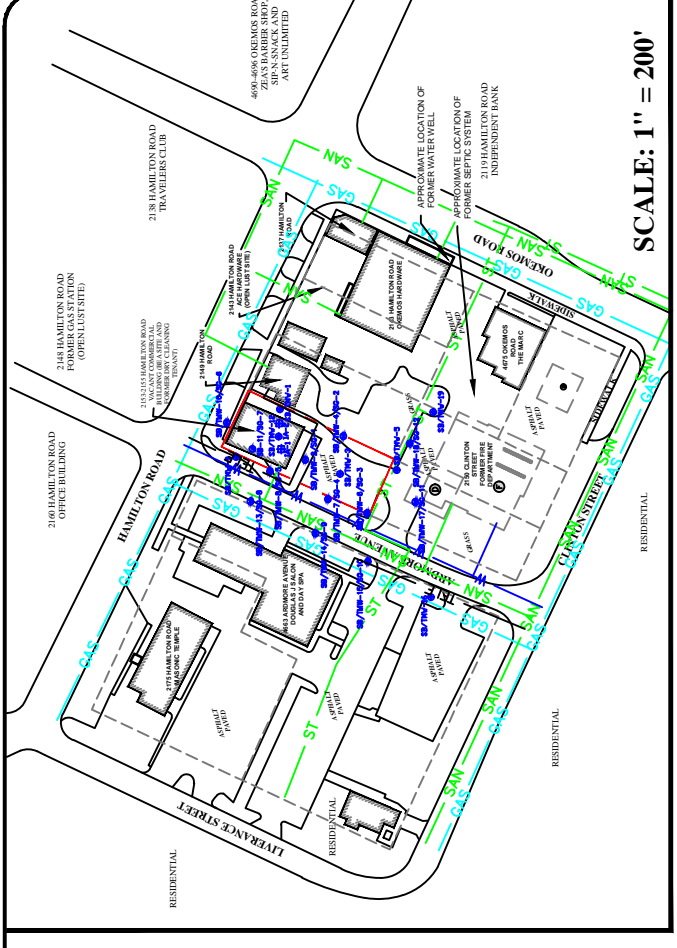
0

VERIET SCALE 60'

IF NOT 1" ON THIS MAP, USE THE SCALE ACCORDINGLY.

FILE NAME: 01-8265-0-002F00R01





**LEGEND:**

- SUBJECT PROPERTY
- PARCEL / LOT BOUNDARIES
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- BURIED PHONE LINE
- WATER
- GAS
- SAN
- ST
- SANITARY SEWER
- STORM SEWER
- PARCEL / LOT BOUNDARIES
- CATCH BASIN
- FIRE HYDRANT
- FORMER TRENCH DRAIN
- FORMER DWELLING
- FORMER FIRE DEPARTMENT
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS
- SOIL BORING / SOIL GAS
- SOIL BORING
- INDOOR AIR
- FORMER SOIL BORING
- FORMER SOIL SAMPLE

**NOTES:**

- UTILITY LOCATIONS ARE APPROXIMATE
- APPROXIMATE EXTENT OF SOIL GAS CONCENTRATIONS EXCEEDING SITE-SPECIFIC VIAC, MDEQ RIASLs, +/OR MDEQMDHHS SCREENING LEVELS

**Environmental & Engineering Services**

**PMI ENVIRONMENTAL**

**FIGURE 5C**

**EXTENT OF SOIL GAS CONCENTRATIONS MAP**

PROJ: FORMER DRY CLEANERS  
2153-2155 HAMILTON ROAD  
OKEMOS, MI

THIS IS NOT A LEGAL SURVEY

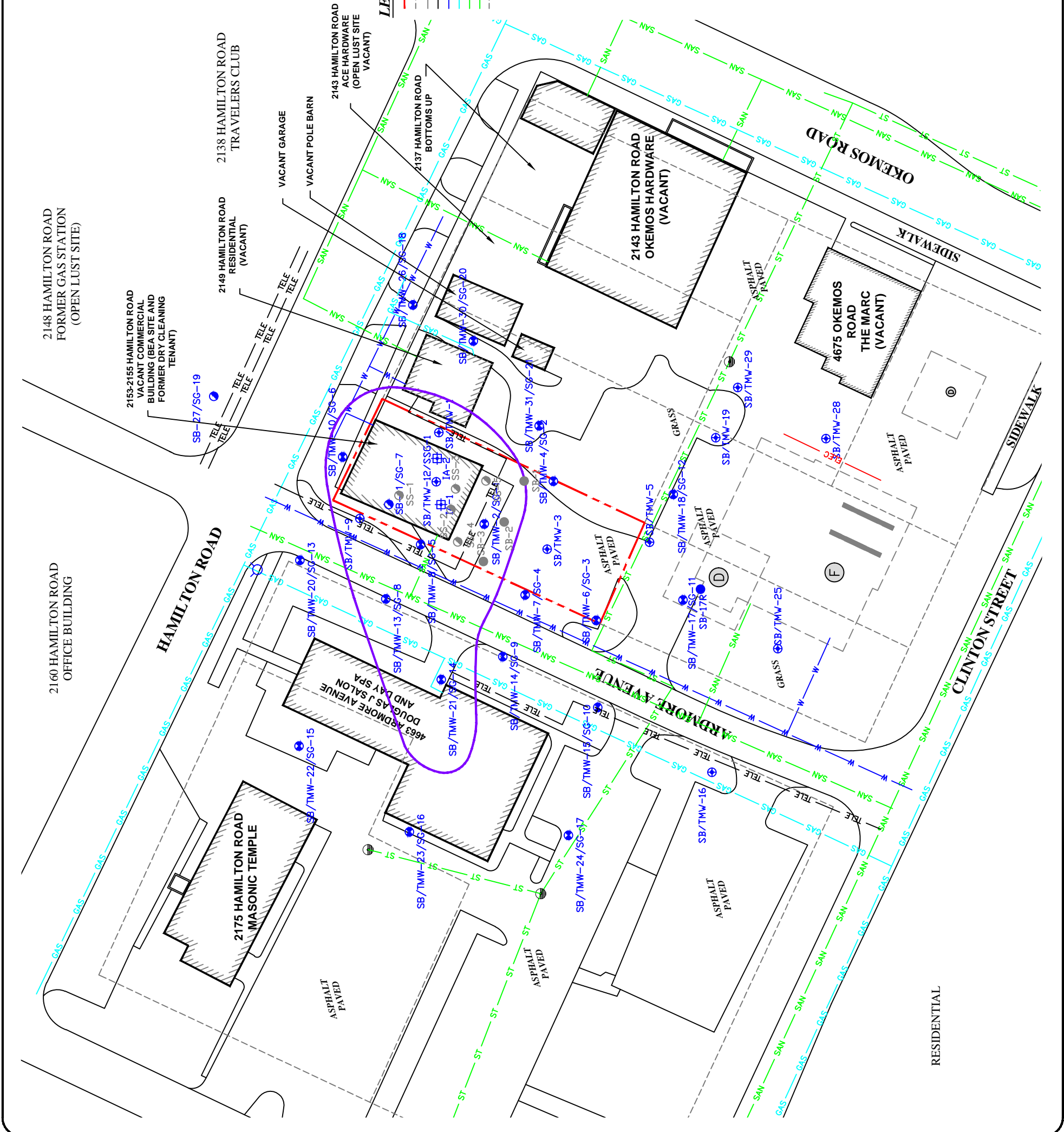
DRN BY: CS DATE: 3/27/2018

CHKD BY: AP SCALE: 1" = 60'

VERIFY SCALE: 60'

IF NOT 1" ON THIS SCALE, VERIFY SCALES ACCORDINGLY.

FILE NAME: 01-8265-0-002F00R01



## VILLAGE OF OKEMOS ENVIRONMENTAL AND ESTIMATED COSTS SUMMARY

As of November 30, 2018

**SITE CHARACTERISTICS AND HISTORY:** Phase 1 consisting of two redevelopment blocks of parcels (Blocks E & C, see Figure A attached). Block D is the second future phase of the development and has not been evaluated in detail and is not part of this summary or any of the estimated costs identified.

**BLOCK E** – Consists of seven (7) parcels totaling 2.672 acres and is located north of Clinton Street, south of Hamilton Road, east of Ardmore Road, and west of Okemos Road in Okemos, Michigan. Block E is currently abandoned, vacant, contaminated and consists of eight (8) buildings with extensive obsolete site improvements. Historical sources documented that Block E was constructed over 150 years ago and contained gasoline dispensing stations with potential automotive service operations, various retail and restaurant tenants, super market, banks, school, fire hall, library, residential dwellings, storage buildings/sheds, hardware store, small engine repair, and dry-cleaning business. Block E is currently owned by the Village of Okemos, LLC (Developer) who has completed a BEA and received its Acknowledgement of Receipt of a BEA (BEA ID: B201802496LA) for all of the parcels within Block E.

**BLOCK C** – Consists of four (4) parcels totaling 2 acres and is located north of Hamilton Road, south of Methodist Street, east of Ardmore Road, and west of Okemos Road in Okemos, Michigan. Block C is currently underutilized & abandoned, vacant, contaminated and consists of three (3) buildings with extensive obsolete site improvements. Historical sources documented that Block C was constructed over 150 years ago and contained gasoline dispensing station with potential automotive service operations, various retail and restaurant tenants, drug stores, residential dwellings, and storage buildings/sheds. Village of Okemos, LLC (Developer) currently has a purchase agreement with the current owners of Block C parcels and is in the process of completing its BEA (including Phase I and II ESAs) for property acquisition for all of the parcels within Block C within Second Quarter 2019.

**ENVIRONMENTAL OUTCOMES:** Demolition of all parcel's buildings and existing site improvements within Blocks E and C (Phase 1) of the Project will be required to allow for the proposed redevelopment. Demolition of nine (9) out of the eleven (11) building on Blocks E and C are necessary for site reuse and are proposed to be paid with a DEQ Grant/Loan. The other two (2) buildings, dry cleaner and house, are planned to be demolished under State Funded work. Additionally, Asbestos Containing Materials will need to be removed in accordance with NESHAP.

Concentrations of PCE and TCE in soil samples that exceeded the applicable MDEQ Part 201 Residential and/or Nonresidential DWP and/or GSIP GCC and/or site-specific Volatilization to Indoor Air Criteria (VIAC). Concentrations of lead, arsenic and selenium were identified in several soil samples above the applicable MDEQ Part 201 Residential and/or Nonresidential DWP and GSIP GCC, and the Residential DC GCC. Concentrations of cis-1,2-dichloroethylene, PCE, and TCE were identified in the groundwater samples above the applicable MDEQ Part 201 Residential and/or Nonresidential Drinking Water (DW) and/or Groundwater Surface Water Interface Protection (GSIP) GCC and/or site-specific VIAC. Additionally, concentrations of mercury in groundwater samples above the Part 201 GSI GCC. The analytical results of the soil gas samples collected at 2153-2155 Hamilton Road identified the presence of PCE at concentrations exceeding the site-specific VIACs. Potential exists that USTs (both regulated and unregulated) could be present based upon various numerous historical business operations on several parcels within the Project. Additional data still needs to be collected and analyzed on the balance of the parcels in Block C.

For the Blocks E and C to be safely redeveloped, legacy contamination needs to be addressed. Village of Okemos, LLC must be innovative with project financing. The Developer's lenders have declined to finance brownfield conditions. Most commercial lenders will lend based only on the valuation of the completed project. This means that the developers must find alternative means to finance remediation of brownfield conditions. So, while the redevelopment cannot occur without addressing environmental contamination, traditional financing can't be used for brownfield-related costs.

Grant/Loan activities will be utilized to close the massive gaps toward redevelopment on these parcels. The following activities include environmental assessments, vapor barrier design and installation to protect

buildings, transportation and disposal of contaminated soils to allow for development, groundwater management, utility protection measures due to environmental contaminants, and asbestos abatement and demolition. To meet the redevelopment and construction schedule, DEQ Grant and Loan funds are needed no later than the Spring 2019.

**BUDGET:** Below is a proposed estimated budget for the response activities based upon the known environmental hindrances to development and the proposed development. See Figure A (Funding Zone Map) in conjunction with the table below.

<b>PROJECTED TASKS BLOCKS E AND C <sup>1</sup></b>	<b>ESTIMATED COSTS</b>
<b>Site Assessment, Baseline Environmental Assessment</b>	\$91,640
<b>Vapor Intrusion Mitigation Design and Installation</b>	\$445,800
<b>Transport / Disposal of Contaminated Soils (Refined Petroleum)</b>	\$783,858
<b>Transport / Disposal of Contaminated Soils (Non-Hazardous)</b>	\$781,670
<b>Transport / Disposal of Contaminated Soils (Hazardous)</b>	\$2,272,040
<b>Groundwater Management</b>	\$249,000
<b>Utility Gasketing (On-Site)</b>	\$75,000
<b>Utility Migration Barriers (On-Site)</b>	\$38,500
<b>Demolition / Abatement</b>	\$522,000
<b>Response Activity Plan/Due Care Compliance</b>	\$50,000
<b>Engineering and Professional Fees</b>	\$577,847
<b>Contingency (15%)</b>	\$796,426.08
<b>TOTAL ESTIMATE</b>	<b>\$6,683,780</b>

<sup>1</sup> Tasks and Estimated Costs DO NOT include any environmental activities within the public rights-of-ways or easements to support the project or infrastructure improvements needed.



### LEGEND:

	SUBJECT PROPERTY
	PARCEL / LOT BOUNDARIES
	APPROXIMATE FORMER/HISTORICAL SITE FEATURES
	ELECTRIC
	WATER
	GAS
	SANITARY SEWER
	STORM SEWER
	FORMER EXCAVATION LIMITS
	FORMER PRODUCT LINE
	FORMER VENT LINE
	ELECTRIC
	WATER
	GAS
	CONCRETE PATCH/ASPHALT OVER CONCRETE
	CATCH BASIN
	FIRE HYDRANT
	WATER STOP BOX
	PAD MOUNTED TRANSFORMER
	FORMER FUEL DISPENSER
	FORMER TRENCH DRAIN
	UNDERGROUND STORAGE TANK
	FORMER BUILDING
	FORMER DWELLING
	REFINED PETROLEUM FUND ELIGIBLE
	PROPOSED AND PENDING STATE FUNDING AVAILABILITY GRANT/LOAN FUNDS AND TIF-FUNDED ENVIRONMENTAL RESPONSE (SOIL, GW, AND SOIL GAS)
	PROPOSED AND PENDING STATE FUNDING AVAILABILITY GRANT/LOAN FUNDS AND TIF-FUNDED ENVIRONMENTAL RESPONSE (OTHER)
	PROPOSED AND PENDING STATE FUNDED REMEDIATION ACTIVITIES
	PROPOSED AND PENDING STATE FUNDED DEMOLITION ACTIVITIES

	UST
	FORMER BUILDING
	FORMER DWELLING
	REFINED PETROLEUM FUND ELIGIBLE
	PROPOSED AND PENDING STATE FUNDING AVAILABILITY GRANT/LOAN FUNDS AND TIF-FUNDED ENVIRONMENTAL RESPONSE (SOIL, GW, AND SOIL GAS)
	PROPOSED AND PENDING STATE FUNDING AVAILABILITY GRANT/LOAN FUNDS AND TIF-FUNDED ENVIRONMENTAL RESPONSE (OTHER)
	PROPOSED AND PENDING STATE FUNDED REMEDIATION ACTIVITIES
	PROPOSED AND PENDING STATE FUNDED DEMOLITION ACTIVITIES



## FIGURE A FUNDING ZONE MAP

PROJ: COMMERCIAL PROPERTY  
2137-2155 HAMILTON ROAD, 2150 CLINTON STREET,  
AND 4675 OKEMOS ROAD  
OKEMOS, MI

THIS IS NOT A LEGAL SURVEY  
DRN: ES/CS/KS DATE: 10/16/2018

VERIFY SCALE 100'  
CHKD BY: JS/JG SCALE: 1" = 100'

FILE NAME: 01-9989-0-004F00R02



RESIDENTIAL

RESIDENTIAL

RESIDENTIAL